

**BOULDER BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 20th, 2026

The Board of Directors of the Boulder Brook Homeowners Association met on Monday, July 20, 2026, at 6:40 p.m. at 930 NW Irvinedale Drive, Ankeny, Iowa.

Had homeowner attend our meeting to voice some valid concerns.

I. CALL TO ORDER

President Scott Jones called the meeting to order at 7:18 p.m.

II. ROLL CALL OF OFFICERS

Roll call was conducted at 7:20 p.m.

Present:

- Scott Jones, President
- Mike Smith, Treasurer
- Nancy Pilcher, Grounds
- Jennifer Wilson, Secretary
- Patricia Verrone, Grounds

III. APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made by Nancy Pilcher and seconded by Scot Jones to approve the minutes of the June 17th, 2026, Board Meeting. Motion carried at 7:26 p.m.

IV. FINANCIAL REPORT

Mike Smith presented the financial report at 7:27 p.m.

Account Balances:

- Operating/Checking: \$29,782.40
- Reserve/Money Market: \$76,096.89
- Certificate of Deposit (Bank Iowa): \$100,000.00

A motion to approve the financial report was made by Scott Jones and seconded by Nancy Pilcher. Motion carried.

V. UNFINISHED BUSINESS

Scott Jones led the discussion of unfinished business beginning at 7:29 p.m.

A. Capital Improvements

The Board continues discussions regarding the future roof replacement projects. All homeowners were sent a letter advising that a roof replacement discussion will take place during the annual meeting in September.

The Board is currently researching:

- Replacement costs – Seeking bids
- Any warranty available

B. 2027 Draft Budget Completed

Will be provided to all and reviewed at our annual meeting.

C. Our streetlights are currently being worked on. We are experiencing an issue with the breaker repeatedly tripping, we called the original installer, and they are coming in to inspect the system and determine what is causing the problem with the lights WE 8.09.

D. Water has been turned on to irrigation.

VI. NEW BUSINESS

Scott Jones opened discussion of new business at 7:38 p.m.

A. Waiting for confirmation of concrete repair dates

B. Looking into water line coverage, since City of Ankeny shifted responsibility

C. Annual Meeting will be Monday, September 28th at 6:30, Ankeny Golf & Country Club

VII. NEXT MEETING

The next Board meeting is scheduled for August 17th, 2026, at 6:30 p.m. at 930 NW Irvinedale Drive, Ankeny, Iowa.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:47 p.m.